

Flathead County

Planning & Zoning

40 11th Street West, Suite 220 Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210

PETITION FOR ZONING AMENDMENT

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED

RECEIVED
OCT 29 2019
FLATHEAD COUNTY
PLANNING & ZONING OFFICE

APPLICANT/OWNER:

1. Name: Marilyn Noonan Phone: (406) 261-6914
2. Mail Address: PO Box 10171
3. City/State/Zip: KALISPELL MT 59904
4. Interest in property: Owner

Check which applies: ☒ Map Amendment ☐ Text Amendment:

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: _____ Phone: _____
Mailing Address: _____
City, State, Zip: _____
Email: _____

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE TEXT OF THE ZONING REGULATIONS, PLEASE COMPLETE THE FOLLOWING:

- A. What is the proposed zoning text/map amendment?

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE ZONING MAP PLEASE COMPLETE THE FOLLOWING:

- A. Address of the property: 132 TRANSTAD ROAD KALISPELL

- B. Legal Description: TR 18 IN 44
(Lot/Block of Subdivision or Tract #)

18 - 29N - 21W
Section Township Range (Attach sheet for metes and bounds)

- C. Total acreage: 4.83

- D. Zoning District: County

- E. The present zoning of the above property is: SAG 10

- F. The proposed zoning of the above property is: B-2

- G. State the changed or changing conditions that make the proposed amendment necessary: Property located on Highway - Transtad corner

good commercial location; Parcel too small for Ag use

Considerations for zone change for 132 Tronstad Road, Kalispell


1. This zone change would work well with the Growth Policy as it is on a main highway offering access from both Highway 93 and Tronstad Road. With the addition of a Ford dealership, RV dealership in the area, it is clear that Kalispell sees this area with commercial uses. With this intersection increasing traffic count, a commercial application seems to be a good fit
2.
 - a. It would appear that fire danger would be managed here with good access to the parcel year round
 - b. The change in zoning would fit well in promoting the health, public safety and general welfare as the location could service a growing population in the area. With this zone additional housing could be incorporated into the development of the land assisting in the housing needs of the community
 - c. Adequate infrastructure is available on this parcel
3.
 - a. There is plenty of light available on the parcel and air
 - b. With the property bordering Highway 93 and Tronstad, transportation would be minimally effected
 - c. This corridor, with increased traffic, has become an area where both the county and the city of Kalispell have embraced commercial uses, making this change compatible with the growth
 - d. This area is increasing in population, the need for additional commercial services in the area would fit well. There are commercial uses to the north and south of the parcel
 - e. The location of this parcel lends itself to a commercial use, not agricultural
4. It would appear that this change is compatible with the zoning Kalispell is approving on Hwy 93

OCT 29 2019

THE FOLLOWING ARE THE CRITERIA BY WHICH ZONING AMENDMENTS ARE REVIEWED. PLEASE PROVIDE A RESPONSE AND DETAILED EXPLANATION FOR EACH CRITERION FOR CONSIDERATION BY THE PLANNING STAFF, PLANNING BOARD, AND COMMISSIONERS.

- 1. Is the proposed amendment in accordance with the Growth Policy/Neighborhood Plan?
- 2. Is the proposed amendment designed to:
 - a. Secure safety from fire and other dangers?
 - b. Promote public health, public safety and the general welfare?
 - c. Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?
- 3. Does the proposed amendment consider:
 - a. The reasonable provision of adequate light and air?
 - b. The effect on motorized and non-motorized transportation systems?
 - c. Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities?
 - d. The character of the district and its peculiar suitability for particular uses?
 - e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area?
- 4. Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities?

The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during approval process.



Owner/Applicant Signature(s)

10/25/19

Date

OCT 29 2019

APPLICATION PROCESS

APPLICABLE TO ALL ZONING APPLICATIONS:

A. Pre-Application Meeting:

A pre-application meeting is highly recommended. This can be scheduled at no cost by contacting the Planning & Zoning office. Among topics to be discussed are: Master Plan compatibility with the application, compatibility of proposed zone change with surrounding zoning classifications, and the application procedure.

B. Completed application.

C. Application fee.

D. The application must be accepted as complete by the Flathead County Planning & Zoning staff prior to the date of the planning board meeting at which it will be heard in order that requirements of state statutes and the zoning regulations may be fulfilled.

APPLICABLE TO APPLICATIONS FOR ZONE CHANGE:

A. Application Contents:

1. Completed Zone Change application, including signatures of all property owners applying for zoning map amendment.

IF this is a **MAP** amendment the following are also required:

i) A map showing the location and boundaries of the property (*vicinity map*).

ii) A Title Report of the subject property

iii) A separate fee made out to 'GIS' for the 'Adjoining Property Owners List'. The list will be sent directly to the Planning & Zoning office and is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.